

Change of Zone 04031

ORDINANCE NO. _____

1 AN ORDINANCE amending the Lincoln Zoning District Maps attached to and
2 made a part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020 of the
3 Lincoln Municipal Code, by changing the boundaries of the districts established and shown
4 thereon.

5 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6 Section 1. That the "Lincoln Zoning District Maps" attached to and made a part
7 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
8 boundaries of the districts established and shown on said Maps as follows:

9 A portion of Lots 1 and 2 Koser Subdivision, and a portion of the
10 vacated Missouri Pacific Railroad, all located in the Northwest
11 Quarter of Section 19, Township 10 North, Range 7 East of the
12 Sixth Principal Meridian, Lancaster County, Nebraska, more
13 particularly described by metes and bounds as follows:

14 Commencing at the southwest corner of Lot 2, Koser Subdivision;
15 thence north 00°06'18" West (an assumed bearing) on the east
16 right of way line of North 30th Street, a distance of 19.16 feet;
17 thence on a curve to the right, having a radius of 20.00 feet, a
18 central angle of 16°38'55", a chord bearing of north 81°34'15"
19 east, a chord distance of 5.79 feet; thence on a curve to the left,
20 having a radius of 313.50 feet, a central angle of 19°40'04", a
21 chord bearing of north 80°03'40" east, a chord distance of 107.09
22 feet to the point of beginning; thence continuing on said curve to
23 the left, having a radius of 313.50 feet, a central angle of 7°41'37",
24 a chord bearing of north 66°22'50" east, a chord distance of 42.07
25 feet to a point of reverse curvature; thence on a curve to the right,
26 having a radius of 286.50 feet, a central angle of 27°29'36", a
27 chord bearing of north 76°16'49" east, a chord distance of 136.16
28 feet; thence south 00°01'37" west, a distance of 113.66 feet, to a
29 point on the south line of Lot 1, Koser Subdivision; thence south
30 89°49'19" west, on the south line of Lot 1, Koser Subdivision, a
31 distance of 132.75 feet; thence north 00°02'17" east, on the west

1 line of Lot 1, a distance of 24.92 feet; thence north 87°54'30"
2 west, on the south line of Lot 2, Koser Subdivision, a distance of
3 38.91 feet; thence north 1°16'28" east, a distance of 38.59 feet to
4 the point of beginning, and containing a calculated area of
5 15,519.47 square feet more or less;

6 be and it hereby is transferred from the I-1 Industrial District to the P Public Use District and is
7 hereby made a part of the P Public Use District and governed by all the provisions and
8 regulations pertaining to the P Public Use District.

9 Section 2. That the "Lincoln Zoning District Maps" attached to and made a part
10 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
11 boundaries of the districts established and shown on said Maps as follows:

12 A portion of Lot 2, Koser Subdivision, located in the Northwest
13 Quarter of Section 19, Township 10 North, Range 7 East of the
14 Sixth Principal Meridian, Lancaster County, Nebraska, more
15 particularly described by metes and bounds as follows:

16 Commencing at the southwest corner of Lot 2, Koser Subdivision,
17 and the point of beginning; thence north 00°06'18" west (an
18 assumed bearing) on the east right of way line of North 30th
19 Street, a distance of 19.16 feet; thence on a curve to the right,
20 having a radius of 20.00 feet, a central angle of 16°38'55", a
21 chord bearing of north 81°34'15" east, a chord distance of 5.79
22 feet; thence north 89°53'42" east, a distance of 40.77 feet; thence
23 on a curve to the left, having a radius of 313.50 feet, a central
24 angle of 19°40'04", a chord bearing of north 80°03'40" east, a
25 chord distance of 107.09 feet; thence south 1°16'28" west, a
26 distance of 38.59 feet; thence south 00°08'49" east, a distance of
27 1.62 feet; thence north 89°22'52" west, on said south line a
28 distance of 150.91 feet to the point of beginning, and containing a
29 calculated area of 3,800.78 square feet more or less.

30 be and it hereby is transferred from the R-4 Residential District to the P Public Use District and
31 is hereby made a part of the P Public Use District and governed by all the provisions and
32 regulations pertaining to the P Public Use District.

33 Section 3. That the "Lincoln Zoning District Maps" attached to and made a part
34 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
35 boundaries of the districts established and shown on said Maps as follows:

A portion of Lots 1 and 2, Koser Subdivision and a portion of the vacated Missouri Pacific Railroad, all located in the Northwest Quarter of Section 19, Township 10 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska, more particularly described by metes and bounds as follows:

Commencing at the southwest corner of Lot 2, Koser Subdivision; thence north 00°06'18" west (an assumed bearing) on the east right of way line of North 30th Street, a distance of 19.16 feet; thence on a curve to the right, having a radius of 20.00 feet, a central angle of 16°38'55", a chord bearing of north 81°34'15" east, a chord distance of 5.79 feet; thence north 89°53'42" east, a distance of 40.77 feet; thence on a curve to the left, having a radius of 313.50 feet, a central angle of 19°40'04", a chord bearing of north 80°03'40" east, a chord distance of 107.09 feet to the point of beginning; thence north 1°16'28" east, a distance of 106.92 feet; thence south 89°30'46" east, a distance of 35.30 feet; thence south 00°04'35" east, a distance of 20.00 feet; thence south 89°23'06" east, a distance of 1286.63 feet; thence south 00°04'03" east, a distance of 30.04 feet; thence south 00°00'16" east, a distance of 22.70 feet; thence south 00°02'25" east, a distance of 80.97 feet; thence south 89°49'19" west, a distance of 1153.66 feet; thence north 00°01'37" west, a distance of 113.66 feet; thence on a curve to the left, having a radius of 286.50 feet, a central angle of 27°29'36", a chord bearing of south 76°16'49" west, a chord distance of 136.16 feet to a point of reverse curvature; thence on a curve to the right, having a radius of 313.50 feet, a central angle of 7°41'37", a chord bearing of south 66°22'50" east, a chord distance of 42.07 feet to the point of beginning, and containing a calculated area of 173,356.26 square feet or 3.98 acres more or less.

be and it hereby is transferred from the I-1 Industrial District to the R-4 Residential District and is hereby made a part of the R-4 Residential District and governed by all the provisions and regulations pertaining to the R-4 Residential District.

Section 4. That the "Lincoln Zoning District Maps" attached to and made a part of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the boundaries of the districts established and shown on said Maps as follows:

A portion of Lot 2, Houtz & Baldwins Subdivision, located in the Northwest Quarter of Section 19, Township 10 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska, more particularly described by metes and bounds as follows:

1 Commencing at the northwest corner of Lot 2, Houtz & Baldwins
2 Subdivision; thence south 89°22'52" east, a distance of 150.91
3 feet to the point of beginning; thence north 00°08'49" west, a
4 distance of 1.62 feet; thence south 87°54'30" east, a distance of
5 38.91 feet; thence south 00°02'17" west, a distance of 24.92 feet;
6 thence south 89°49'19" west, a distance of 38.80 feet; thence
7 north 00°08'49" west, a distance of 24.84 feet to the point of
8 beginning, and containing a calculated area of 997.89 square feet
9 more or less:

10 be and it hereby is transferred from the I-1 Industrial District to the R-4 Residential District and
11 is hereby made a part of the R-4 Residential District and governed by all the provisions and
12 regulations pertaining to the R-4 Residential District.

13 Section 5. That this ordinance shall take effect and be in force from and after its
14 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2004:

Mayor